

Revised
Agenda
BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS
Regular Meeting
December 2, 2015
1:30 p.m.
Room 208, City Hall

1. **Call to order.**

2. **A public hearing to consider each of the following;**

APPEAL #10694 - Appeal filed by Myrtle Hilliard Davis Comprehensive from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate a health center, first floor at 4500-04 Pope Ave.

WARD 21 #AO524897-15 ZONE: "B" – Two Family Dwelling District

APPEAL #10695 - Appeal filed by Yee Real Estate LLC from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to convert a single-family use to two-family in front bldg and to single-family in rear bldg, per plans at 2625 Oregon

WARD 6 #AB524940-15 ZONE: "C" – Multiple-Family Dwelling District

APPEAL #10696 - Appeal filed by Husch Blackwell LLP from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to add a total of 20 dwelling units on floors 1, 10, 11, 14 and 15 of existing apartment building, per plans, zoning only at 18-24 S. Kingshighway.

**WARD 17 #AB524942-15 ZONE: "CWE-FBD" – Neighborhood Core
Envelope Standard
ZONE: "E" – Multiple-Family Dwelling District**

APPEAL #10697 - Appeal filed by Husch Blackwell LLP from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to add 10 dwelling units in basement of existing multi-family building, per plans, zoning only at 3900-06 Lindell.

**WARD 17 #AB524941-15 ZONE: "CWE-FBD" – Boulevard Type 2
Envelope Standard
ZONE: "H" – Area Commercial District**

APPEAL #10698 - Appeal filed by Warren Sign Company, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to install one non-illuminated monument ground sign, per plans, at 2600 Hampton.

WARD 10 #AB524871-15 ZONE: "F" – Neighborhood Commercial District

APPEAL #10699 - Appeal filed by Fairway Holdings Inc., from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate a warehouse/office/display assembly/distribution in Suite C at 111 Winnebago St.

WARD 20 #AO525690-15 ZONE: "J" – Industrial District

APPEAL #10700 - Appeal filed by Upendo, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate a retail sales (new clothing and accessories) at 2750 Chippewa.

WARD 20 #AO525049-15 ZONE: "F" – Neighborhood Commercial District

3. **Deliberations on the above hearings**
4. **Approval of Written decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held on November 18, 2015.**

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

J. Klitzing, Chairman

cc:

Via Email:

Zoning Staff
Mary Hart Burton, Zoning Administrator
Randall Mourning, Building Commissioner's Office
Ed Ware, Building Inspection Section
Mary Ellen Ponder, Mayor's Office
Michelle Maple, Commercial District Manager Supervisor
Mallori Allen, City Counselor's Office
Richard Gray, Director of Public Safety
Otis Williams, SLDC
Joe Thele, NSO
Dale Ruthsatz, SLDC
Margaret Johnson, Multigraph
Don Roe, PDA

Via Hard Copy only:

Court Reporter
Fire Marshall, 1421 N. Jefferson

Via Hard Copy with Attachments:

Alderman, Room 230
Mary Hart Burton, Zoning Administrator
Mallori Allen, City Counselor's Office
Board Members
Business Assistance Center, Room 421

Via Hand Delivery:

Register, Room 234
Post